

Connells

College Road
SUTTON COLDFIELD

College Road
SUTTON COLDFIELD B73 5DJ

for sale offers over
£440,000







Property Description

An immaculately presented 4 bedroom, 3 reception room extended semi-detached family home. Located in an excellent school catchment area. Close to local shopping amenities and transport links. The property offers flexible living. There is an excellent sized rear garden. Having porch and hallway. extended family lounge, separate dining room, extended kitchen with built in appliances, family room with en-suite shower room giving flexibility for this room to be used as a ground floor bedroom. Conservatory. On the first floor there are 4 good sized bedrooms, family bathroom and separate family shower room. There is an integral garage, driveway and electric car charger point.

Entrance Porch

Having double glazed door to the front giving access into the porch area, internal single glazed door gives access into the reception hall.

Reception Hall

Having doors leading to the lounge, the dining room and the extended kitchen, a single glazed window to the front, radiator to wall, stairs to the first floor landing, door to understairs storage cupboard housing the electricity meter.

Dining Room

14' into the bay x 11' 11" maximum (4.27m into the bay x 3.63m maximum)

Having a double glazed walk-in bay window to the front, feature stone fireplace and hearth with living flame gas fire, radiator to wall, TV aerial point and wood floor, coving to ceiling and decorative ceiling rose.

Family Lounge

18' maximum x 10' 10" plus the recess (5.49m maximum x 3.30m plus the recess)

Having double glazed French doors opening into the garden, bamboo wood flooring, two radiators to wall, feature fire surround with living flame gas fire and coving to ceiling.

Extended Kitchen

19' 11" x 8' 1" (6.07m x 2.46m)

Briefly comprising a modern refitted kitchen, having double glazed window to the rear overlooking the rear garden, ceiling lantern window, Having sink and drainer unit with mixer tap over, integrated induction oven, integrated double electric oven and built-in cooker hood with extractor fan, integrated dishwasher, integrated fridge and freezer, wall mounted central heating boiler concealed behind wall units, spotlights to ceiling, tiled floor, built-in pull out drawer system and door gives access into a family room.

Family Room

17' 6" plus the walkway x 6' 11" minimum (5.33m plus the walkway x 2.11m minimum)

Having double glazed doors giving access into the conservatory, lantern window to ceiling, radiator to wall and TV aerial point, pedestrian door gives access into the garage and door gives access into the ground floor shower room.

Ground Floor Shower Room

Having shower cubicle with rainfall shower and hand-held over, low level flush WC, wall mounted wash hand basin with cupboard under, radiator to wall, spotlights to ceiling and extractor fan.

Conservatory

10' 3" x 7' 9" (3.12m x 2.36m)

Having double glazed door giving access to the rear garden, power and lighting.

Bedroom 1

14' 6" to include the bay x 11' 11" (4.42m to include the bay x 3.63m)

Having double glazed walk-in bay window to the front, two radiators to wall and wall light fitting.

Bedroom 2

12' 4" x 9' (3.76m x 2.74m)

Having double glazed window to the rear, overlooking the rear garden, radiator to wall, built-in wall to wall wardrobes and wall light fitting.

Bedroom 3

15' 4" to include the recess x 6' 7" maximum (4.67m to include the recess x 2.01m maximum)

Having double glazed window to the front, radiator to wall and laminate floor.

Bedroom 4

8' 11" maximum x 7' (2.72m maximum x 2.13m)

Having double glazed window to the front and radiator to wall.

Family Shower Room

Briefly comprising a shower cubicle with rainfall and hand-held mixer over, wall mounted wash hand basin with two drawers under, loft access, spotlights to ceiling and part tiling to walls.

First Floor Refitted Bathroom

Briefly comprising a three piece bathroom suite, having panelled bath with mixer tap over, low level flush WC, wall mounted wash hand basin, frosted double glazed window to the rear, extractor fan, spotlights to ceiling and wall mounted heated towel rail radiator.

Outside Front

Having driveway providing off-road parking, electric car charging point and access to the garage.

Garage

16' 6" x 7' 11" (5.03m x 2.41m)

Having space and plumbing for a washing machine, automatic roll up and over door, pedestrian door gives access into the family room, gas meter to wall, wall mounted sink with hot and cold water tap.

Rear Garden

Being an excellent sized rear garden, having decking area with garden laid to lawn, fencing and hedge to the side, various planted borders and shrubs. To the rear of the garden there is a outdoor bar area, space for a shed and vegetable patch.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310954

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.